



Newton Abbot

- Detached Family Home
- 4/5 Bedrooms
- 2 Reception Rooms
- Bathroom & Ground Floor W.C

- Double Glazing & Gas Central Heating
- Integral Double Garage & Parking
- Enclosed Garden
- No Upward Chain

Asking Price:

£275,000

Freehold

EPC RATING: D63

1 Windsor Close, Newton Abbot, TQ12 1UB - Draft

Situated in a sought after and exclusive cul-de-sac we are pleased to offer for sale this 4/5 bedroom detached family house which benefits from a double garage. The spacious accommodation boasts 2 reception rooms, an ensuite bathroom to the master bedroom, gas central heating and double glazing. There is no onward chain and viewings come highly recommended.

Windsor Close is a small exclusive and highly sought after cul-de-sac in an elevated position over this popular market town. Newton Abbot enjoys an extensive range of shopping and leisure facilities and provides a wide selection of educational amenities. There is good public transport and a mainline railway station. The renowned Dartmoor National Park, coastal resorts of Torbay and Cathedral City of Exeter are within a short drive.

Accommodation

Steps lead up to the front door with balcony area to the front. The entrance hallway has a cloakroom/WC and has double doors to the lounge which is dual aspect with views towards Highweek Church. There is a separate dining room with patio doors to the rear garden. The kitchen/breakfast room is of a good size with built in oven and hob. Also on the ground floor is a study/5th bedroom. Upstairs there are 4 further bedrooms, master ensuite bathroom and a bath/shower room.

Ground Floor

Entrance Hallway

Cloakroom/WC

Lounge 18' 3" (5.56m) x 12' 1" (3.68m)

Dining Room 12' 7" (3.84m) x 10' 6" (3.2m)

Kitchen/Breakfast Room 13' 3" (4.04m) x 13' 3" (4.04m)

Study/Bedroom 5 7' 3" (2.21m) x 6' 6" (1.98m)

First Floor

Bedroom 1 12' 4" (3.76m) x 10' 0" (3.05m)

Bedroom 2 11' 8" (3.56m) x 9' 9" (2.97m)

Bedroom 3 12' 2" (3.71m) x 7' 5" (2.26m)

Bedroom 4 11' 1" (3.38m) x 7' 1" (2.16m)

Bathroom

Outside

Rear garden with paved patio and further garden area.

Parking

Integral double garage and driveway parking.

Agents Notes

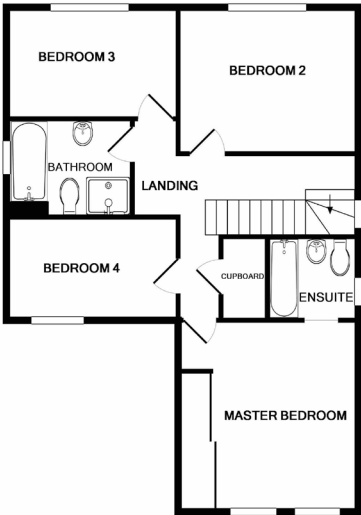
Council Tax Band: Band D

Directions

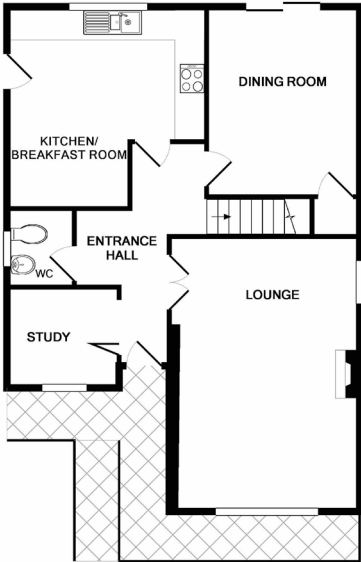
From the Penn Inn roundabout at Newton Abbot follow signs for Totnes, into East Street A381. Follow the road past the petrol station on the left and at the traffic lights turn left into Powderham Road. Follow the road up the hill and Windsor Close can be found at the end of the road.

Disclaimer: Any information provided is purely a guide and is none contractual. Although every effort is made to ensure accuracy we rely on information from third parties and checking all information supplied would add to the cost of moving. On agreeing to buy a property you should have the property surveyed to your satisfaction and arrange tests on all appliances and equipment. We have not surveyed the property or carried any out other checks. You should instruct a solicitor to investigate all legal matters relating to your purchase and confirm what is included in the sale. Room sizes $\pm$ 0.1m. Rental valuations are only a guide and we suggest seeking advice from your rental agent.

Floor Plans - For Illustrative Purposes Only



1ST FLOOR
APPROX. FLOOR
AREA 641 SQ.FT.
(59.5 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 985 SQ.FT.
(91.5 SQ.M.)

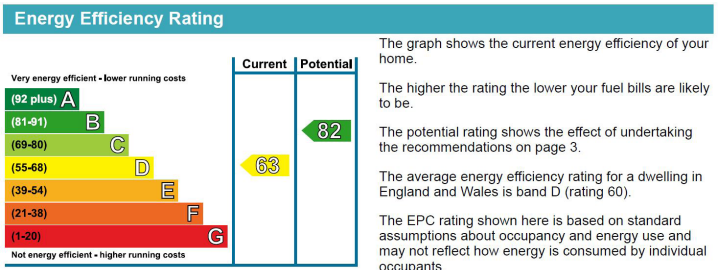
TOTAL APPROX. FLOOR AREA 1626 SQ.FT. (151.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix 12/2018

Energy Performance Certificate

Full report available on request



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.